

CITY PLANNING BOARD

Springfield, Ohio

Monday, March 9, 2020

7:00 P.M.

City Forum, City Hall

Meeting Minutes

(Summary Format)

Chairperson Charlene Roberge called the meeting to order at 7:00 P.M.

MEMBERS Ms. Kathryn Lewis-Campbell, Mr. Charles Harris, Ms. Amanda Fleming, Mr. James Smith, and Ms. Charlene Roberge.

MEMBERS ABSENT: Mr. Alex Wendt, Ms. Trisha George, Ms. Lewis-Campbell, and Mr. Jack Spencer.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties

SUBJECT: Meeting Minutes Approval – January 13, 2020

Ms. Roberge asked for a motion.

Mr. Shankar made a motion to approve the minutes. Seconded by Mr. Smith.

The minutes were approved by voice vote.

Case # 20-RW-01 Right of Way Vacation request from Bret Beach Rentals to vacate the first alley east of Woodlawn Ave from Bill Edwards Drive north to the intersecting East-West alley.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any objections.

Mr. Thompson stated there were no objections.

Ms. Roberge asked if Mr. Thompson could point out the properties that were owned by the applicant.

Mr. Thompson pointed out on the map where the properties were located. Mr. Thompson

explained there was one other parcel that touches the alley that had a garage. The access was from the east west alley that was not vacated.

Ms. Roberge asked if there was anyone else using the alley.

Mr. Thompson stated there was no one using it to access their properties.

Mr. Smith asked if the other section of the alley had been vacated.

Mr. Thompson stated that was correct.

Ms. Roberge asked if the board had any further questions. Hearing no further questions, Ms. Roberge asked if there was anyone else that wished to speak. Hearing none, Ms. Roberge asked for a motion.

MOTION: Mr. Smith made the motion to approve a request from Bret Beach Rentals to vacate the first alley east of Woodlawn Ave from Bill Edwards Drive north to the intersecting East-West alley. Seconded by Mr. Harris.

YEAS: Ms. Lewis-Campbell, Ms. Fleming, Mr. Harris, Mr. Smith, and Ms. Roberge.

NAYS: None.

Motion approved 5 to 0.

Case # 20-Z-02 CC-2A Plan Amendment request from Art Harden to amend a CC-2A plan in the area of Bechtle Ave and Saint Paris Connector to swap an area that can be develop with area that is to remain green space.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any objections.

Mr. Thompson stated he had two phone calls, both in opposition and were residents of the area. Mr. Thompson showed where the second caller lived on the map and explained the first caller did not give their address.

Ms. Roberge asked who owned the land around the area they planned to develop.

Mr. Thompson explained it was under a couple different LLC but believed they were all owned by the same person.

Ms. Fleming asked what the objections were.

Mr. Thompson stated the first caller didn't give a specific reason. The second caller thought it would increase traffic to develop that area.

Ms. Roberge asked when the area went into agreement to be green space.

Mr. Thompson stated the initial agreement went into place in 2006.

Ms. Roberge asked where the drives would be and what they planned to build there.

Mr. Thompson stated no plans had been submitted and the applicant was present.

Art Harden of Caliber Engineering. 10534 Success Lane. Centerville, OH.

Mr. Harden stated they were requested an exchange of land. Mr. Harden stated there would not be any additional curb cuts and stated they would use the ones currently in place. Mr. Harden stated there wouldn't be anything new. Mr. Harden explained they could add a storage space in the back but felt it would be more beneficial to the community to leave green space in the back. They are wanting to trade one and half acres for one acre. Mr. Harden explained they were planning to maintain green space around the area.

Ms. Roberge asked if the applicant owned the entire parcel.

Mr. Harden showed on the map the parcels that were owned by the gentlemen he was representing and showed what would be green space. Mr. Harden explained they planned to develop a section of the parcel and the rest green space. Mr. Harden explained where the entry points would be and explained there would be no additional curb cuts.

Ms. Roberge asked if the parcels were separate numbers.

Mr. Harden explained there were several different parcel numbers and showed the locations on the map.

Ms. Roberge asked if the board had any further questions for the applicant. Hearing no further questions, Ms. Roberge asked if there was anyone else that wished to speak.

Jim Rolfes, 718 West Home Road. Springfield, OH.

Mr. Rolfes questioned if the mound would stay.

Mr. Harden stated the mound would stay.

Mr. Rolfes questioned what they planned to do about the shrubbery that keeps dying.

Mr. Harden explained it had been an issue keeping the shrubs alive in that area.

Mr. Rolfes explained the trash in that area was also bad.

Ms. Roberge asked if Mr. Rolfes was in favor of the change.

Mr. Rolfe explained he would rather it not happen. He prefers there be green space and no access from Saint Paris Pike.

Doug Snyder, 710 West Home Road. Springfield, OH.

Mr. Snyder explained that the green space and mound were promised to stay. Mr. Snyder stated he was upset with the conditions of the green space and mound, nothing grows and then they look at dead shrubs and a pile of dirt. Mr. Snyder would like a commitment that the green space be better maintained and plant something that will grow, like trees and keep them alive. Mr. Snyder stated the area was not being used and would change the neighborhood, its behind the building. Mr. Snyder explained the upper is visible to everyone who lives on Saint Paris Pike and everyone is tired of it being an eye sore. Mr. Snyder stated he did not want an access from Saint Paris Pike. Mr. Snyder questioned a sign that displayed future development of the area.

Mr. Harden explained the city engineers had made it very clear that no other access would be granted.

Mr. Snyder explained the mound was put in because of concerns with traffic noise coming from Bechtle Avenue. Mr. Snyder explained there would be more lights and more sound coming from Bechtle as its developed. Mr. Snyder explained it was imperative that the mound be enhanced. Mr. Snyder explained he would like tall trees, they would help block the lights and the sounds. Mr. Snyder questioned what kind of development would go in.

Mr. Harden stated until they get an idea of what the space would be, they do not know and there were no exact plans. Mr. Harden explained there were different things that could be done to help with the lighting. Mr. Harden stated he would talk to the property owner about a possible irrigation system.

Mr. Snyder asked for the city to take the lighting into consideration and the type of business that could go there.

Mr. Smith questioned if they planned to make the mound higher.

Mr. Harden stated that was something they could potentially do but he preferred not to commit to that. Mr. Harden explained he was involved in a development in Beavercreek that had a mound that started out at five feet and ended up being a fifteen-foot mound by the end. MR. Harden explained making the mounds higher and steeper, makes it harder to plant. Water runs down and end up with dead plants. Mr. Harden explained the amount of money being spent to replace shrubs and vegetation could significantly decrease if they spent the money on an irrigation system.

Mr. Smith explained a property in Lake Erie that was completely hidden by trees. Mr. Stated he felt trees being planted there would help significantly.

Mr. Harden stated they would look into fixing the issue.

Judy Hoy, 1925 Saint Paris Pike. Springfield, OH.

Ms. Hoy stated she was grateful there would not be a curb cut onto Saint Paris Pike. Ms. Hoy explained the mound and the dead shrubbery have been an eye sore for a very long time. Ms. Hoy explained evergreen trees can grow on a mound but they need water. Ms. Hoy explained the rectangle behind Hobby Lobby would be much better left as green space and would prefer that. Ms. Hoy stated she was in favor but would like the eye sore mound and trees to be rectified.

Mr. Harden stated they would be in support of addressing the mound issue.

Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Ms. Fleming to approve a request from Art Harden to amend a CC-2A plan in the area of Bechtle Ave and Saint Paris Connector, parcel #s 3300600006100019 and 3300600006100024 to swap an area that can be develop with area that is to remain green space contingent on mound care. Seconded by Mr. Smith.

YEAS: Ms. Lewis-Campbell, Ms. Fleming, Mr. Harris, Mr. Smith, and Ms. Roberge.

NAYS: None.

Motion approved 5 to 0.

Amendment to Redevelopment Agreement request to amend the agreement to remove parcel # 3400600005427031 from the Core Area to permit development as an office.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any objections.

Mr. Thompson stated there were none.

Hearing no further questions, Ms. Roberge asked if there was anyone else that wished to speak. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Ms. Fleming to amend the Southwest Downtown Urban Renewal Redevelopment Agreement to remove parcel #3400600005427031 from the Core Area. Seconded by Ms. Lewis-Campbell.

YEAS: Ms. Lewis-Campbell, Ms. Fleming, Mr. Harris, Mr. Smith, and Ms. Roberge.

NAYS: None.

Motion approved 5 to 0.

SUBJECT: Board Comments

None.

SUBJECT: Staff Comments

None.

SUBJECT: Adjournment

Motion to adjourn by Ms. Fleming. Seconded by Mr. Smith.

Approved by voice vote. Adjourned at 7:40 P.M.

<i>Charlene Roberge</i>	dotloop verified 02/26/21 1:45 PM EST EZ9A-ETNR-JBMT-TOR1
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Ms. Charlene Roberge, Chair
Mr. Jack Spencer, Vice-Chairperson.